BLOCK 129 LOT 1 & S1/2 LOT 8
CITY OF FDNA BEACH

KYZER GROUP LLC
403 TARPON AVE #317
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0129-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	CB STUCCO 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 70
Roof Cover	12	MODULAR MT 30
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	03	CONC FINSH 10
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		14 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Quality	00	QWIKTYCCEIL 100
Occupancy		03

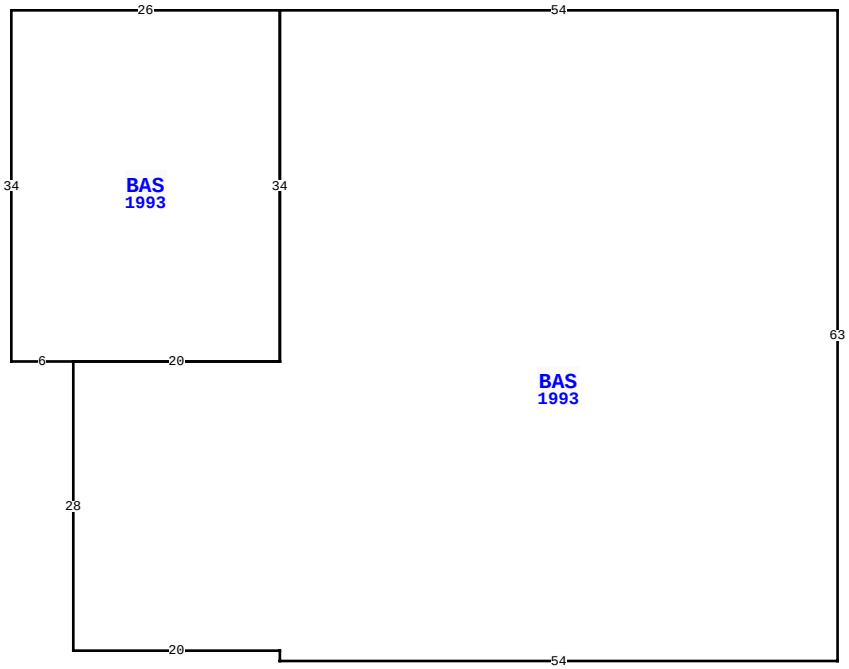
DOR CODE	1100	STORES, 1 STORY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1095.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100	1993	884	102,188
BAS	3,962	100	1993	3,962	457,997
TOTALS	4,846			4,846	560,186

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	4,846	104.1440	154.13	746,914	1952	2000	0	0	0	25.00	75.00

1 RETAILSTOR 0% - 2026 Heated Area: 4846 HX Base Yr



302 S 8TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	560,186
TOTAL MARKET OB/XF VALUE	9,888
TOTAL LAND VALUE - MARKET	692,500
TOTAL MARKET VALUE	1,262,574
SOH/AGL Deduction	0
ASSESSED VALUE	1,262,574
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,262,574
TOTAL JUST VALUE	1,262,574
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	798,065

ATLANTIC HAIR STUDIO= 302 S 8TH ST + MCG HOMES LLC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-0022	REMOVAL OF NONSTR	250	01/02/2026
20210188	REMODEL-ATL HAIR	100,000	07/14/2021
20162095	REMODEL	85,000	08/03/2016
20040292	REPAIR/RRF	7,000	02/19/2004
20020897	SIGN	800	05/24/2002
9340B	REMODEL	3,000	10/03/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2832/1885	12/03/2025	WD	Q	I	01	1,600,000
GRANTOR: 8TH & CEDAR LLC						
GRANTEE: KYZER GROUP LLC						
2425/0636	1/12/2021	WD	Q	I	05	730,000
GRANTOR: MOONEY STEPHANIE & WI						
GRANTEE: 8TH & CEDAR LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W54 S34 W20 S28 E20 S1 E54 N63 $
BAS=[YR=1993;LABEL=suite:302-B;ORIG=-54,0] W26 S34 E6 E20 N34 $
.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0802	ASPHALT B	0	0	0	0	4,482.00	SF	2.40	2.40	100	2016	2016	3	74	7,960	
2	0810	CONCRETE A	0	0	45	5	225.00	SF	6.50	6.50	100	2016	2016	3	95	1,389	
3	0098	AWNING MTL	0	0	14	4	56.00	SF	13.00	13.00	100	2018	2018	3	74	539	

LAND DESCRIPTION

TOTAL OB/XF 9,888

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001100	C	STORE 1FLR	0	0003	MU-8	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	50.00	50.00	500,000							
2	001000	C	COMMERCIAL	0		MU-8	50.00	100.00	5,000.00	SF		1.00	1.00	1.10	35.00	38.50	192,500							

REVIEW DATE 11/25/2024 BY KWA Total Acres: 0.00 Total Land Value: 692,500 Market: 0 Agricultural: 0 Common: 692,500 PRINTED 07/09/2026 BY SYS